Karen Johnson Davidson County
Batch# 1199391 DEEDQC
10/31/2024 10:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241031-0084210

This Instrument Prepared By:
Brandon R. Meredith
100 Bluegrass Commons Blvd, Suite 2370
Hendersonville, Tennessee 37075
615.822.8822

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Nos.:**
The Lunday Revocable Trust John N. Lunday, Trustee 516 Bounty Drive Nashville, TN 37210	Same	Map: 95-10 Parcel: 90

FOR AND IN CONSIDERATION of other monetary consideration, I, John N. Lunday, (the "Grantor"), do hereby quitclaim, transfer and convey all of my interest in and to the following described property to The Lunday Revocable Trust (the "Grantee"), said property being certain tracts or parcels of land in the County of Davidson, State of Tennessee, and more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Elm Hill Acres, Section II, as of record in Book 2331, page 68, Register's Office for said County.

Said lot fronts 82 feet on the west side of Bounty Drive and runs back 211.3 feet on the north line and 234 feet on the south line, which is a broken line, to a dead line in the rear on which it measures 43.3 feet.

BEING the same property conveyed to John N. Lunday and wife, Nancy T. Lunday, from Horace Melvin Copley, Jr. and wife Norma Jean Copley, by Warranty Deed dated October 7, 1968, of record in Record Book 4273, Pages 847-848, Register's Office for Davidson County, Tennessee. Nancy T. Lunday died January 1985 leaving John N. Lunday sole owner.

The above legal description is the same as that contained in the previous deed of records.

Subject to any and all plats, easements, restrictions, and other matters of records.

This transfer is by quitclaim and we make no warranties about the title. This deed is prepared on information provided by the Grantor and no examination has been made by the Preparer.

Property is subject to liens, covenants, restrictions and encumbrances of record.

IN TESTIMONY WHEREOF, Grantor has executed this deed on the 22nd day of October, 2024.

JOHN N. LUNDAY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, Christina Baker, a Notary Public in and for said County and State, aforesaid, personally appeared John N. Lunday, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at the office in Hendersonville, Sumner County, Tennessee, this 22nd day of October, 2024.

NOTARY PUBLIC

My Commission Expires: 06-20-25

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

This instrument is exempt from any and all transfer taxes pursuant to TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi), as a transfer from the Grantor to a revocable living trust created by Grantor, and valuation unto pursuant to TENN. CODE ANN. § 67-4-409(a)(1)(E).

Affiant

Sworn to and subscribed before me
This 22nd day of October, 2024.

Notary Public

My Commission Expires: 06-20-25

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, Brandon R. Meredith, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 22, 2024.

Affiant Signature

10.22.24
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 22nd day of October, 2024.

Notary's Signature

My Commission Expires: 06.20.24

